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*designed to inspire*

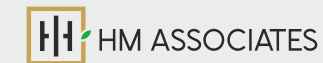
Developer: **AGRASEN DEVELOPERS**

**Site Address**

"OM HEIGHTS", B/H Radhe Ratnam, Opp.Krishna Residency, Vaikunth Char Rasta, Waghodia Road, Bapod, Vadodara.

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Architect



Structure



**Payment Mode**

**Shop**

10% Booking Chart · 20% Plinth Level · 20% First Floor · 10% Brick Level · 10% Plaster Level  
10% Flooring Level · 10% Fifth Floor · 10% Before 1 Month Of Possession

**Flat**

10% Booking Chart · 20% Plinth Level · 10% First Floor · 10% Second Floor · 10% Third Floor  
10% Fourth Floor · 10% Fifth Floor · 5% Sixth Floor · 5% Seventh Floor · 5% Plaster Level  
5% Finishing Level

ZÜRICH 885507913 130 Visualization by LUGBO - The Agency



Notes: (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, Stamp duty, GST, common maintenance charge, Administration charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the customers. (5) Continuous default payments leads to cancellation. (6) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) in case of delay of water supply, light connection, drainage work by VMSS/MGVCL, developers will not be responsible. (9) Architect/Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specification or information in this brochure can not form part of an offer, contract or agreement. (12) Subject to Vadodara jurisdiction.



## Things That Matter The Most

The Place that tries to convey the dream what one is looking for, not mere an admiration of the architectural design but a place that is inspired by the simplicity of life. Showcasing minimalistic elements in their honest form.





# Ground Floor Plan

SHOP	SIZE	SHOP	SIZE	SHOP	SIZE
01	9'7½"X26'6"	06	10'3"X24'7½"	11	10'6"X24'7½"
02	9'10½"X26'6"	07	10'0"X24'7½"	12	10'0"X24'7½"
03	9'10½"X26'6"	08	12'4½"X24'7½"	13	12'4½"X24'7½"
04	9'10½"X26'6"	09	10'0"X24'7½"	14	10'0"X24'7½"
05	9'7½"X26'6"	10	10'6"X24'7½"	15	10'6"X24'7½"



# Typical Floor Plan





Where we spend 90% of our lives indoors, it's difficult to access nature in such scenario. Om Heights has given utmost care in creating a building that is surrounded by greenery and which can become a part of your life. It is not an amenity provided, it demonstrate the relationship between you & nature.

Ultimate  
Sophistication





Landscaped Garden



senior citizen Area



Gym Area



Indoor Games



Multipurpose Hall



Children play area

Amenities  
is here

#### STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer.

#### FLOORING

- Vitrified flooring in living room, kitchen and dining area.
- Vitrified tiles in all bedrooms.

#### KITCHEN

- Exclusive kitchen platform and kitchen sink, wash area with ceramic tiles dedo & natural stone/ tile flooring.

#### WALL FINISH

- Interiors: 2-coat putty with primer finish.
- Exteriors: weather resistant paint.

#### ELECTRICAL

- Concealed copper ISI wire with modular switches.
- Sufficient electrical points, as per architect's planning.
- MCB for each apartment.

#### BATH

- Designer bathrooms with premium quality fittings & vessels.
- Glazed tile dedo upto lintel height.
- Good quality concealed PVC plumbing.

#### WINDOWS

- Anodized aluminum sliding windows.

#### TERRACE

- Elegant Ceramic Tiles finish with water proofing treatment.

#### Doors

- Main Door: High quality door with decorative door shutter.
- Other Internal Doors: good quality with laminated flush doors.
- All doors with lock fittings.



Specification is  
Here

